

TOWN OF WEBSTER
Office of Selectmen
945 Battle Street/Rte. 127
Webster, NH 03303

4:32 PM Selectmen's Meeting – May 7, 2012 – Work Session

Present: Chairman George Cummings, Selectman Bruce Johnson and Selectman Roy Fanjoy.

Also present were Planning Board Chairman Jere Buckley and PB/ZBA Secretary Therese Larson.

Chairman Cummings advised that the purpose of this meeting was to discuss the request by KJK Wireless for modification of the US Cellular tower on Dustin Road. This letter had been discussed at the last regular Selectmen's Meeting and no decisions were made at that time. KJK Wireless advised the Town that they planned to remove six of the antennas and replace them with three of similar, but higher tech antennas than those currently in place. The Board had reviewed what would be necessary, noting that the ordinance does not give the Board any leverage. Chairman Cummings thought that KJK Wireless should be thanked for keeping the Town informed, and to encourage them to continue to send notification of changes in the future. He then recommended that something be crafted in Article V number 8 under Special Exceptions of the Zoning Ordinance regarding Personal Wireless Service Facilities, noting that in the nine pages of the current Ordinance it doesn't address what is necessary when changes are proposed to a tower. He noted that the Ordinance should be crafted in such a way that the Board of Selectmen could decide as to whether or not to refer any requests for changes to a tower to the Zoning or Planning Board. Selectman Fanjoy agreed with Chairman Cummings saying that he believed that this request was for updating purposes only and in fact they were taking down some of the panels. Selectman Johnson guessed that in general many of the upgrades would result in smaller towers.

Mr. Buckley provided a draft of the recommended changes to the Zoning Ordinance Personal Wireless Service Facilities for the Board's review. He was concerned that should no approval be required, it would set a dangerous precedent and in some cases there may be some changes that would be objectionable. Chairman Cummings recommended a letter thanking the applicant for advising the Town and encouraging continued notices in the future. Mr. Buckley suggested that the letter could indicate that changes are being made to the Ordinance, though Chairman Cummings did not think that to be necessary.

There was general discussion and suggestions for changes to the draft provided by Mr. Buckley. Mr. Buckley took notes for possible inclusion in the draft. There was discussion on the need to review any relative Statutes as well. It was noted that this draft would be for inclusion as a Zoning Ordinance change in the Warrant for the 2013 Town Meeting. Mr. Buckley will make changes to the draft and forward it to the Board for their review. It was also noted that the Planning Board makes the proposal for any Zoning Amendments.

Chairman Cummings will draft a letter of response to KJK Wireless for the Board's review before Monday, to be signed on Monday. Mrs. Larson inquired as to whether she could respond to Peter Marchant of KJK Wireless that things were looking positive and a letter would be forthcoming, to which the Board agreed was fine.

It was noted that road repairs have started on Deer Meadow Road.

There was discussion in general regarding changes needed to improve the overall Zoning Ordinance.

The Board signed an Intent to Cut for Patricia Mantini – Map 3-111 and a 90-day Trailer Permit for Thomas Smith – Map 9-41.

Selectman Fanjoy related his experience in Court with Attorney Bart Mayer last Friday regarding the "Motion for Contempt". He talked about some of the discussion and questioning and commented on the pictures shown that were printed in a hard copy for review by the Court. A copy of the disc of pictures is on file in the office. General discussion ensued on the paper file of the pictures shown at the hearing. A copy will be forthcoming of the pictures taken by the property owner and shown at the hearing as well.

5:08 pm Selectman Fanjoy made a motion to adjourn the meeting; seconded by Selectman Johnson and approved.

George C. Cummings, Chairman
BOS/jj

Bruce G. Johnson

Roy E. Fanjoy

BOS Initials:

G. C. Cummings

B. G. Johnson

R. E. Fanjoy